

BILL NO. S-67-05- 01

SPECIAL ORDINANCE NO. S- 461-67

AN ORDINANCE authorizing the lease of additional land at Baer Field for enlargement of the Baer Field Inn.

WHEREAS, the City of Fort Wayne, by its Mayor, Clerk and Board of Aviation Commissioners, has heretofore leased to Airport Restaurants, Inc., approximately six acres of land at Baer Field for a term of fifty years beginning on March 1, 1962, for the construction and operation of the Baer Field Inn to serve the public using the municipal airport; and

WHEREAS, said lease was authorized by the Common Council by Special Ordinance No. S-575, passed on April 25, 1961, as required by the Airport Act of 1945 as to leases for terms in excess of 30 years; and

WHEREAS, Airport Restaurants, Inc. now desires to lease an additional approximately two acres of land adjacent to Baer Field Inn at the same basic rental per acre and for a term to expire on the same date as the original lease, which additional land is described as follows:

Part of the NE 1/4 of the NE 1/4 of Section 8, Township 29 North, Range 12 East in Allen County, Indiana, described as follows, to-wit: Beginning at a point on the North line of the NE 1/4 of the NE 1/4 of Section 8, Township 29 North, Range 12 East in Allen County, Indiana, said point being situated 603.0 feet East of the NW corner of the said

NE 1/4 of the NE 1/4 of Section 8, Township 29 North, Range 12 East, said point being also situated on the centerline of the Ferguson Road in said Section, Township and Range; thence continuing East 150.0 feet along the said No. line of the NE 1/4 of the NE 1/4 of Section 8, Township 29 North, Range 12 East to a point, in said Section, Township and Range; thence South 570.0 feet by an interior angle of 90 degrees 43 minutes to the centerline of "A" Street in said Section, Township and Range; thence West 150.0 feet along the said centerline of "A" Street by an interior angle of 90 degrees 9 minutes; thence North 572.0 feet by an interior angle of 89 degrees 51 minutes to the place of beginning, the said last described line making an interior angle of 89 degrees 17 minutes with the aforementioned No. line of the NE 1/4 of the NE 1/4 of Section 8, Township 29 North, Range 12 East, said above described tract containing 1.9 acres of land, more or less, subject to easements over the North 30.0 feet thereof for the South half of the aforesaid Ferguson Road, and over the East 25.0 feet thereof for the West half of the aforesaid Sixth Street and over the South 25.0 feet thereof for the North half of the aforesaid "A" Street.

WHEREAS, Airport Restaurants, Inc. proposes to erect thereon at its expense a permanent structure which shall both facilitate and be consistent with the operation, use and purpose of the airport, and its character, experience, and financial responsibility have been determined to be satisfactory by the Board of Aviation Commissioners, all as required by the Airport Act of 1945 for such a lease;

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. The Board of Aviation Commissioners and the

Mayor and Clark are hereby authorized to enter into a lease with Airport Restaurants, Inc., leasing said tract of approximately two acres for a term expiring on February 29, 2012, at an initial rental of \$518.50 per acre per year, subject to adjustment and to all other terms as provided in the lease dated August 8, 1961.

SECTION 2. This ordinance shall be effective from and after its passage and approval by the Mayor.

William T. Tunga

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APPROVED AS TO FORM  
AND LEGALITY,

[Signature]  
CITY ATTORNEY



KORN WYSS MCCAIN, MOCHAMER AND WATERMAN

FORT WAYNE, INDIANA 46802

TELEPHONE 742-8223

September 26, 1966

Board of Aviation Commissioners  
Fort Wayne  
Indiana

Gentlemen:

As you are aware, Airport Restaurants, Inc., have operated a motel on the airport for the past number of years. During this period of time, it has been necessary to expand our quarters at least once. Now we find ourselves in a position of requesting an additional portion of ground for the purpose of expanding for the second time. This request is occasioned by the increase in business and by the demand for more facilities for banquet space. We feel that our operation serves a definite need in this community and, therefore, we respectfully request that you consider leasing to us the following described real estate:

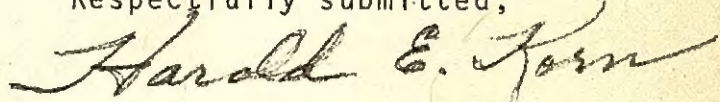
Part of the Northeast quarter of the Northeast quarter of Section 8, Township 29 North, Range 12 East in Allen County, Indiana, described as follows, to wit: Beginning at a point on the North line of the Northeast quarter of the Northeast quarter of Section 8, Township 29 North, Range 12 East in Allen County, Indiana, said point being situated 603.0 feet East of the Northwest corner of the said Northeast quarter of the Northeast quarter of Section 8, Township 29 North, Range 12 East, said point being also situated on the centerline of the Ferguson Road in said Section, Township and Range; thence continuing East 150.0 feet along the said North line of the Northeast quarter of the Northeast quarter of Section 8, Township 29 North, Range 12 East to a point, in said Section, Township and Range; thence South 570.0 feet by an interior angle of 90 degrees 43 minutes to the centerline of "A" Street in said Section, Township



and Range; thence West 150.0 feet along the said centerline of "A" Street by an interior angle of 90 degrees 9 minutes; thence North 572.0 feet by an interior angle of 89 degrees 51 minutes to the place of beginning, the said last described line making an interior angle of 89 degrees 17 minutes with the aforementioned North line of the Northeast quarter of the Northeast quarter of Section 8, Township 29 North, Range 12 East, said above described tract containing 1.9 acres of land, more or less, subject to easements over the North 30.0 feet thereof for the South half of the aforesaid Ferguson Road, and over the East 25.0 feet thereof for the West half of the aforesaid Sixth Street and over the South 25.0 feet thereof for the North half of the aforesaid "A" Street.

In the event that this request is favorably received, we respectfully ask that the lease for this portion of ground above described be for the unexpired term of our present lease for the motel.

Respectfully submitted,



Harold E. Korn  
Secretary  
Airport Restaurants, Inc.

HEK:JPP



Bill No. S-67-05-01

REPORT OF THE COMMITTEE ON LEGISLATION

We, your Committee on Legislation to whom was referred an Ordinance  
authorizing the lease of additional land at Baer Field for enlargement of the  
Baer Field Inn,

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance Do PASS.

WILLIAM T. HINGA, Chairman

JOHN H. ROBINSON, Vice-Chairman

JOHN NUCKOLS

HERBERT G. TIPTON

PHIL A. STEIGERWALD

*John Hinga*  
*John Nuckols*  
*Herbert G. Tipton*  
*Phil A. Steigerwald*

CONCURRED IN  
DATE 3/23/67 WALTER C. MEYER, CITY CLERK *concurred in*

Read the first time in full and on motion by Robinson seconded by Hinga  
and duly adopted, read the second time by title and referred  
to the (Committee on) Legislation (and to the City Plan  
~~Commission for recommendation~~) (and Public Hearing to be held after due legal notice  
at the Council Chambers, City Hall, Fort Wayne, Indiana, on  
the 5th day of May, 1967, at 10:00 o'clock  
P.M., E.S.T.

Date: 5/9/67 Walter C Meyer  
CITY CLERK

Read the third time in full and on motion by Robinson  
seconded by Steigerwald and duly adopted, placed on its passage.

Passed (~~lost~~) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
<u>8</u>	<u>0</u>	<u>   </u>	<u>1</u>	
Buchanan	<u>✓</u>	<u>   </u>	<u>   </u>	
Dunifon	<u>✓</u>	<u>   </u>	<u>   </u>	
Fay	<u>✓</u>	<u>   </u>	<u>   </u>	
Hinga	<u>   </u>	<u>   </u>	<u>   </u>	
Nuckols	<u>✓</u>	<u>   </u>	<u>   </u>	
Robinson	<u>✓</u>	<u>   </u>	<u>   </u>	
Rousseau	<u>✓</u>	<u>   </u>	<u>   </u>	
Steigerwald	<u>✓</u>	<u>   </u>	<u>   </u>	
Tipton	<u>✓</u>	<u>   </u>	<u>   </u>	

Date 5/23/67 Walter C Meyer  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 8461-67  
on the 23rd day of May, 1967.

ATTEST: (SEAL) Walter C Meyer Earl J. Pearson  
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day  
of May, 1967 at the hour of 10:00 o'clock A.M., E.S.T.  
Walter C Meyer  
CITY CLERK

Approved and signed by me this 24th day of May, 1967,  
at the hour of 2:33 o'clock P.M., E.S.T.  
Harold S. Zeis  
MAYOR